



Livable Streets Update (FIVE IN FIVE)



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REDESIGN OF FAYETTEVILLE STREET MALL TO BE PUT OUT FOR BID

The Raleigh City Council voted June 1 to solicit construction bids for the redesign of Fayetteville Street Mall. The City expects to award a contract by the fall.

Under the design plan selected by the council in November, Fayetteville Street Mall will be opened to vehicular traffic in the 100 to 400 blocks and converted to a 40-foot-wide thoroughfare with parallel parking on both sides. Traffic signals at Davie, Martin, Hargett and Morgan streets will be modified. The project will connect in front of the State Capitol. There will be a wide streetscape for artwork, open space and outdoor dining. Also, the redesigned street will create a vista to the Capitol and allow flexibility for parades, festivals and other events. The plan also will convert Hargett and Martin streets from one-way streets to two-way streets.

The remaking of Fayetteville Street Mall is the first phase of the "Livable Streets" Downtown Plan -- the Fayetteville Street Renaissance Project. The Fayetteville Street Renaissance Project is an economic development and revitalization effort for the downtown street.

At the June 1 council meeting, the City Council Design Liaison Committee presented five additional design options for the mall, including two that would have made the road wider. Council members decided to stay with the design plan they selected last fall. The design plan was drawn up with considerable input from residents and other citizens who have an interest in downtown. Construction companies that bid on the project will be asked to provide cost totals for two scenarios -- building the project entirely at once and constructing the project in phases.

THE FIVE IN FIVE WORK PLAN

Fayetteville Street Renaissance

Goal: Reinvigorate Fayetteville Street as the heart of Raleigh, the ceremonial corridor and the premier Downtown address for office, events and cultural activity. The top action items:

- Make active uses mandatory for ground floors fronting Fayetteville Street and provide incentives to encourage them.
- Fill in development gaps.
- Open available blocks to vehicular activity; in phases, beginning with the 200 and 300 blocks.
- Re-establish the capitol vista - Develop outdoor festival and performance space.

Convention Center

Goal: Develop and market competitive facilities to attract more national conventions and trade shows, and improve the business environment for hotels, restaurants and other visitor serving facilities. The top action items:

- Get new downtown convention center and convention center hotel adopted and funded.
- Solve lobby access.
- Suggest future expansion to south.
- Investigate mixed-use and roof-top uses.
- Develop strategy for active edge on Cabarrus Street.

CITY TO THANK BUSINESSES; CELEBRATE BEAUTIFICATION OF GLENWOOD SOUTH JUNE 19

Seven years ago the City of Raleigh began the process of improving the looks of Glenwood South. June 19 the completion of that beautification will be celebrated with the re-dedication of Glenwood South.

At 3:15 p.m., June 19 Mayor Charles Meeker will be at the Hillsborough Street intersection to clip the ribbon "re-dedicating" the Triangle's hottest street. Along with a Dave Spencer's Dixieland Trio, the Mayor will shimmy down the street and clip the ribbon at Glenwood and Lane Street, signifying the kick-off of an old-fashioned street party.



Live rock 'n roll will blast from West Lane Street, situated in the middle of the six blocks of Glenwood Avenue the City has beautified. The City has hired two bands to entertain revelers through 7 pm.

Many business operators on the street will join in the festivities -- offering food and libations al fresco, face painting, children's handicrafts, removable tattoos, a gallery walk, pub specials, DJs spinning vibey house music on the patio - an eclectic mix of what's cool and what's hot that is Glenwood South!

"We wanted this opportunity to thank the cooperation of the business operators and their patrons over the past 16 or 17 months that we have caused some disruption in order to bring this new and improved look to the street," explained Mayor Meeker.

For more information on the June 19 re-dedication of Glenwood South, contact the City of Raleigh Public Affairs Department at 890-3100.

CITY'S GLENWOOD BEAUTIFICATION

The \$3 million streetscape improvements done in the six-block area along Glenwood Avenue from Hillsborough Street to Peace Street include underground utilities, new sidewalk paving, street resurfacing, the addition of street trees, benches and trash receptacles and a new street-lighting system to brighten the area's sizzling nightlife. (continued on page 3)

Improve the Pedestrian Environment

Goal: Create an attractive, well lit, safe environment that links office and residential areas to amenities such as restaurants, museums and arts venues. Make downtown accessible to all. The top action items:

- Require pedestrian oriented ground level uses with high level of detail, i.e. doorways, windows, awnings and overhangs, along the sidewalk edge in downtown.
- Connect existing and emerging neighborhoods to Fayetteville Street.
- Further study converting east / west one-way streets to two-way.
- Investigate federal funding sources.
- Connect TTA Regional Rail station area with pedestrian linkages.

Regulatory Reform

Goal: Improve business environment by removing regulatory impediments; make it at least as easy to do business downtown as any place else in the region; include incentives in regulations. The top action items:

- Centralize approvals: Establish a downtown team within the city to respond to major project proposals and construction quickly. Develop a parallel strategy for small/mid-sized projects.
- Centralize the approvals process by creating a team within the city to respond to development proposals.
- Provide development incentives for vacant buildings and properties.
- Address issues dealing with outdoor dining, signage and other pedestrian encroachments.

(continued from page 2)

The Glenwood South Small Area Plan adopted by the City Council includes a 25-block area of northwest downtown Raleigh between the State Government Center and St. Mary's School and Broughton High School, and adjacent to the residential areas of Cameron Park and Glenwood-Brooklyn. The area is divided into three distinct parts - a residential and office mixed-use area centered on North Boylan Avenue; the light industrial and office area centered on West Street; and the commercial corridors along Hillsborough Street, Peace Street and Glenwood Avenue

Identified as essential to the success of the plan was the development of a strategy for Glenwood Avenue, in coordination with business and property owners to identify needed streetscape improvements and include them in the City's Capital Improvement Program (CIP). The CIP is the City's plan for capital improvements and investment in Raleigh's infrastructure.

Clancy & Theys Construction Co. was the project's contractor and Sears Design Group provided design services.

"Our intention was to make the Glenwood South area a showplace," said Gil Johnson who was the City's coordinator of the improvements. "With the help of all of the business operators, Clancy & Theys, Progress Energy, the Sears Design Group and a host of others, we made it happen."

Access to businesses in Glenwood South were maintained through the construction, Mr. Johnson said with some satisfaction, despite some disruptions to traffic due mainly to relocation of the utilities to an underground system. The City's design facilitated allowing the streetscape project to be completed faster to minimize the duration of these disruptions. For example, the City working with Progress Energy and BellSouth, constructed the entire underground utility system in the same trench. This differs from the utility relocation work that was done for previous downtown area streetscape projects.

The City of Raleigh began the streetscape program in 1986. The program initially targeted downtown, but has since been expanded to other areas of the city. The City's proposed five-year Capital Improvement Program contains nearly \$10 million in economic development, including more than \$4.5 million in streetscape improvements. Streetscape projects proposed for the coming year that begins July 1 are: downtown, Hillsborough Street, Westside, Peace Street, South Wilmington Street, Western Boulevard and southeast Raleigh.

Downtown Management

Goal: Take a “one-stop shopping” approach to the management and marketing of downtown. The top action items:

- Develop a comprehensive Downtown marketing program, including an expanded website. It should be developed and coordinated with all downtown resources to promote events and attractions. Maximize the capitol status.
- Create a downtown development corporation.
- Make Downtown Raleigh Alliance the organization responsible for bringing all parties to the table to oversee implementation of the vision.
- Explore development incentives and options similar to tax increment financing.



Livable Streets

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PUBLIC HEARING SET FOR DOWNTOWN WEST GATEWAY SMALL AREA PLAN AND THE SAUNDERS NORTH AREA REDEVELOPMENT PLAN

The Raleigh City Council authorized a public hearing for July 22 for public review and consideration of Downtown West Gateway Small Area and the Saunders North Redevelopment Plan. The area for these plans are the western side of Downtown Raleigh south of Morgan Street, including areas west of the North Carolina Railroad and Norfolk Southern Railroad lines.

Since August of 2003, City staff, a task force and plan consultants have been working to develop small area and redevelopment plans. The small area plan provides a series of planning goals and concepts offering a general direction and guide for the area. The redevelopment plan boundary falls within the small area plan and helps to stabilize a deteriorated and blighted gateway into the area and describes activities that would be undertaken by public and private entities that are in accordance with North Carolina Urban Development Law.

CITY TO OFFER SPECIAL RATE PILOT PROJECT FOR TWO DOWNTOWN PARKING GARAGES

To help alleviate on-street parking congestion and encourage use of the top levels of downtown parking facilities, the Raleigh City Council on May 18 approved a plan for a tiered-parking pilot program at City-owned parking garages.

The pilot program for the Wilmington Street and Moore Square parking decks allows parking on the top level for a \$35 monthly fee. A recent study by staff found the top level of the garages to be under used. The program will encourage use by downtown workers that may be using on-street parking or other surface parking lots. If the pilot is successful, the program may be expanded to other City-owned parking facilities.

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The Downtown Raleigh

	Date/Time	Purpose
State of North Carolina/State Property Office Blount Street Redevelopment	June 28 & June 29 5:00 p.m. Daniels Auditorium NC Museum of History	Placemaking workshop

THE FIVE IN FIVE GOALS

1. **Complete a Fayetteville Street Renaissance** to reinvigorate the Street as the heart of Raleigh, our ceremonial corridor and the premiere address for office, events and cultural activity.



2. **Fund and build a new Convention Center & Hotel** to attract conventions and trade shows and improve the business environment for hotels, restaurants and other visitor services.

3. **Improve the pedestrian environment** making downtown accessible to everyone. Balance the needs of pedestrians against those of the car. Create an attractive,

well lit, safe environment that links office and residential uses to amenities such as restaurants, museums and other venues.

4. **Undertake regulatory reform** to improve the business climate by re-moving regulatory impediments, making it just as easy to do business downtown as any place in the region. Explore adding incentives in the regulations.

5. **Expand downtown management** to take a one stop approach to management and advocacy.

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Fayetteville Street Renaissance Project

